

For Sale

499 West Plumb Lane



499 W. Plumb Ln.
Reno, NV 89509

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Listing Snapshot



\$1,350,000
Sale Price



± 3,494 SF
Second Story Condo Square Footage



\$386 PSF
Price Per Square Foot



6%
CAP Rate

Property Highlights

- Condo Sale (2nd story only)
- Owner-user able to occupy ± 1,140 SF
- Prime location on the corner of Arlington Ave. and Plumb Lane
- Elevator access enables many possible business uses
- Reserved parking spaces
- 3 tenants providing in-place income with 4th space for owner-user in ± 1,140 SF



Rent Roll and Financial Summary

Income - Investment

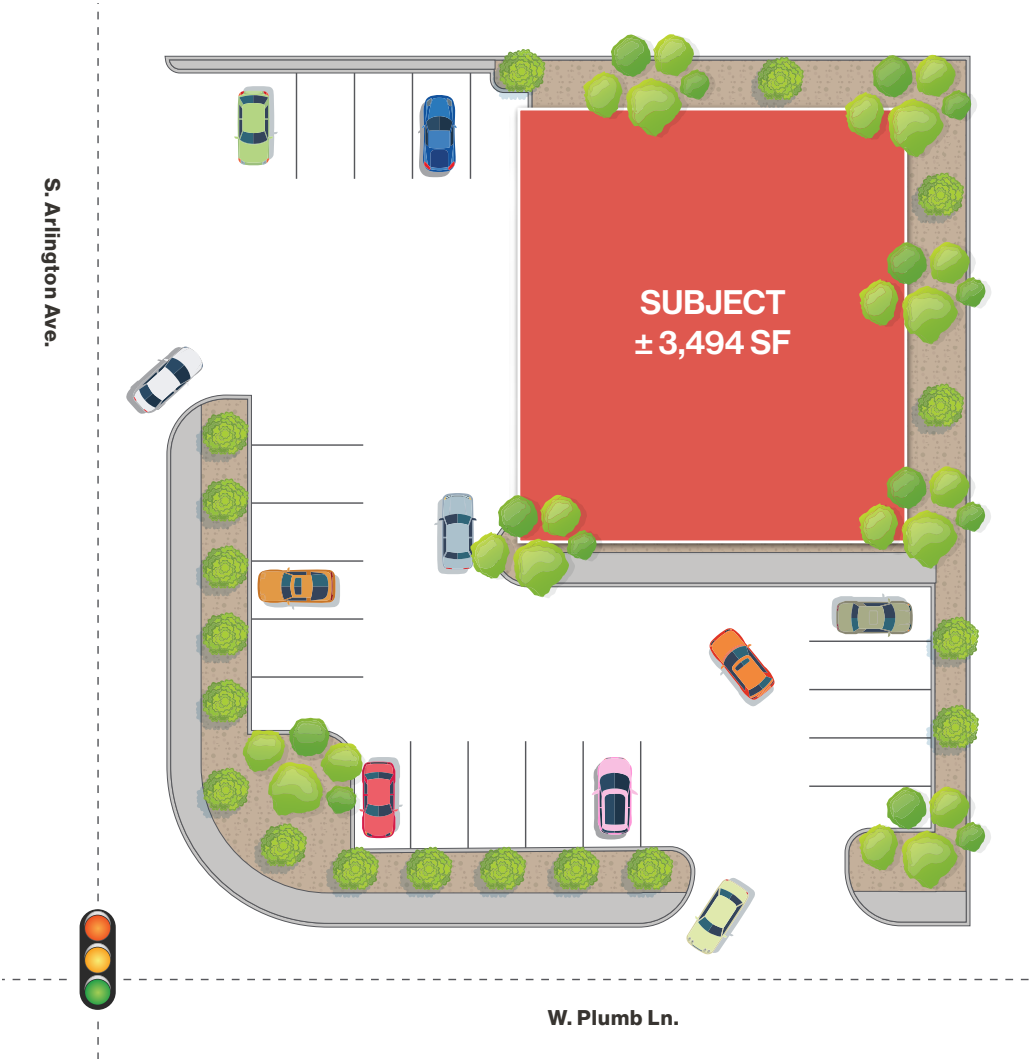
Suite	Rentable SF (±)	Rent/Month	Rent PSF	Term	Term	Tenant
201*	1,140	\$2,694.48	\$2.36	1/1/22	9/30/26	Foundation Risk Partners
202	1,457	\$3,361.71	\$2.31	3/1/22	5/31/27	Darby Law
203	324	\$1,200.00	\$3.70	9/1/25	10/31/27	Forma Health
204	513	\$785.00	\$1.53	4/1/22	3/31/27	Clinical Hypnotherapy & Yoga Studio
	3,434	\$8,041.19				
CAP Rate						
Annual Gross		\$96,494.28		6.00%	1,350,000	
Annual OPEX		\$(16,114.38)	\$(0.39)			
NOI		\$80,379.90				

*Potential for Owner-User



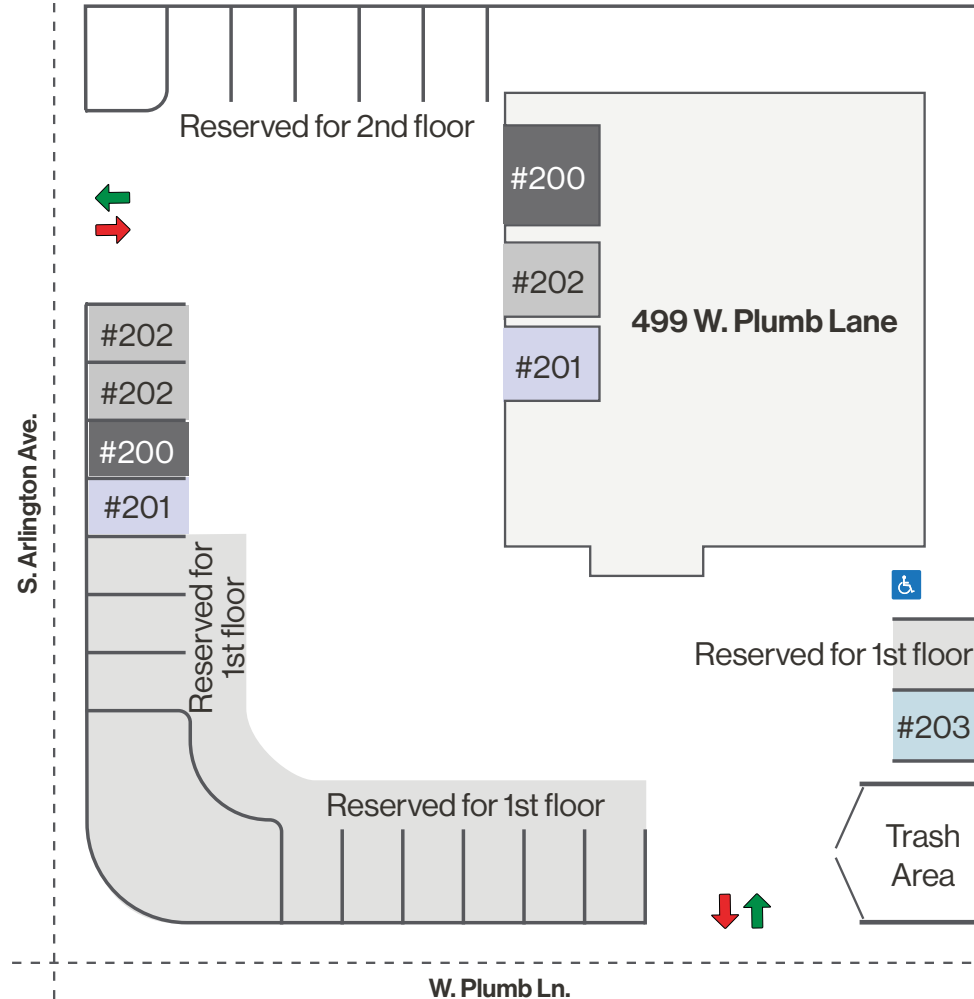
SUBJECT
2nd Floor Condo
± 3,494 SF

Site Plan



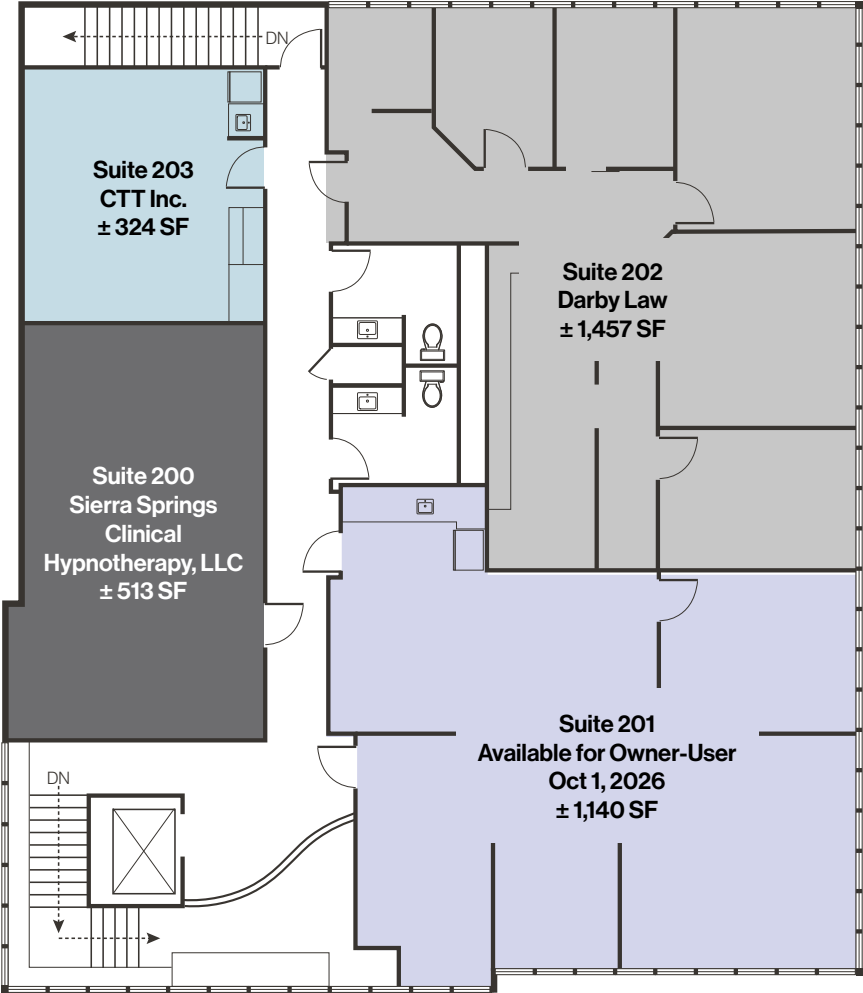
Assigned Parking Map

- Common Area
- Ste. 203
- Ste. 200
- Ste. 202
- Ste. 201



Floor Plan | Second Story

- Common Area
- Ste. 203
- Ste. 200
- Ste. 202
- Ste. 201



Property Photos



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